GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Capital Region Development Authority –Approval of layouts in Andhra Pradesh Capital Region Development Authority limits (29 layouts in Agricultural use in ZDP and 70 layouts beyond 500 mts., from the habitation) – Permission – Accorded - Orders- Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.Ms.No.282 **Date:21.07.2017**

Read the following:

1) Government Lr.No.13450/M1/2014 dt.17.09.2014.
2) Hon'ble APHC Order dt.19.06.2015 in WP.No. 1793 of 2015.
3) G.O.Ms.No.1623, G.A(Cabinet)Dept. dt.01.08.2016
4) From the Commissioner, APCRDA, Lr.No.120221(47)/69/2017, dt.14.7.2017, along with copy of the recommendations of the GoM(Cabinet sub-committee)dt.11.04.2017 & 10.07.2017

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ORDER:

In the letter 1st read above, Government have taken a decision to control and withheld the plotted development and major land development project permissions such as layouts, Group Development, etc., in and around Vijayawada till preparation of Master Plan for Capital City and until further orders from the Government".

2. Subsequently, in April 2015, a decision was taken to consider layout approvals only in the areas falling within 500 mts., from the existing settlement habitation. This decision was taken and applied to entire limits of Andhra Pradesh Capital Region Development Authority based on the orders issued vide G.O.Ms.No.44, Municipal Administration Department, dt.21.01.2009 which is otherwise applicable only for the area of 1954 sq.kms covered by ZDPs. Accordingly, Andhra Pradesh Capital Region Development Authority rejected layouts applications which were pending for disposal with following reasons:-

a) In order to control and protect agricultural lands as conserved areas and protect them from urbanization
b) In the interest of environment and food security of the region.
c) Not to allow layouts for house plots in the areas earmarked as agricultural use as per the approved ZDPs.

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d) Layout are to be approved only in the areas located within 500mts radius from the existing settlement/habitation for the areas where the ZDP's are not prepared and in residential zones for areas covered by ZDPs.

3. Subsequent to rejection of layout applications, several court cases were filed by the applicants before the Hon'ble High Court challenging the rejection order with a request to consider layout approvals.

4. The Group of Ministers constituted in the G.O 3rd read above for urban development policy reforms made their recommendations in the reference 4th read above.

5. Government, after careful examination of the recommendations of the Group of Ministers, hereby accord permission to the Commissioner, Andhra Pradesh Capital Region Development Authority only for the approval of layouts which were rejected earlier by Andhra Pradesh Capital Region Development Authority, i.e., 29 layouts in Agricultural use in ZDP and 70 layouts beyond 500 mts., from the habitation, subject to the following:-

i. Layout permissions in the sanctioned Master Plan/Zonal Development Plan shall be considered as per the land use and Zoning Regulations applicable to the respective land use zones.

ii. In the areas earmarked as agriculture land use in the Master Plan/Zonal Development Plan, Commissioner, APCRDA is authorized to consider the change of Land Use Proposals based on the merits and duly verifying the location of the proposed layout.

iii. In case of layouts proposed in agricultural lands beyond 500mts from the existing village settlements except the areas covered by ZDP/MP, 50% of development charges are to be paid additionally by the applicant to meet expenditure of trunk infrastructure to be developed in the future.

iv. Since the road network and other utilities network of Capital City area to be extended upto IRR and beyond, as the alignment of IRR is under finalization and to develop an integrated plan, no new layouts be considered except in the areas earmarked as residential use as per approved ZDPs between the Capital City and the proposed IRR alignment and influencing zone of 500mts.

v. As the APCRDA is in the process of finalizing the alignment for the proposed ORR in the capital Region and also to develop nodes at different locations all along the ORR, no new layouts to be sanctioned in the proposed alignment of ORR and nodes till

finalisation of detailed alignment and development plan of proposed nodes.

vi. a) In the ZDP/MP area the applicant has to hand over the land covered under road widening at free of cost.

b) In respect of areas not covered by any Master Plan / ZDP, applicant has to leave the land for said roads at free of cost as per circulation pattern prepared by APCRDA.

vii. Any layout pattern shall follow the circulation network prepared by APCRDA. In this scenario, the planned circulation network can be implemented in a phased manner as and when land owners apply for layout approvals. However, alignment and influence zone of IRR & ORR are taken care.

6. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada shall take necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
PRINCIPAL SECRETARY TO GOVERNMENT (CRDA)

To
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

Copy to:
The P.S.to Spl.C.S.to Hon'ble C.M.,
The P.S.to Hon'ble M(MA)/M(Fin).
The Members of Group of Minsters (through P.Ss concerned).
The G.A(Cabinet) Department.
The P.S.to Prl.Secy(CRDA).
The Law Department.
The Finance Department.

//FORWARDED : : BY ORDER//

SECTION OFFICER